118.0	0007	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	925,500	/	925,500
USE VALUE:	925,500	/	925,500
ASSESSED:	925,500	/	925,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LORRAINE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEORGE JONES A & SANTHI
Owner 2:	
Owner 3:	
Street 1:	26 LORRAINE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CALVEY JAMES M & CHERYL A -
Owner 2:	-
Street 1:	21 HERITAGE DR
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,332 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2572 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6332.000	498,500		427,000	925,500
Total Card	0.145	498,500		427,000	925,500
Total Parcel	0.145	498,500		427,000	925,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.81 | /Parcel: 359.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
76759			09/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0007-0005.0

!9231!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	498,500	0	6,332.	427,000	925,500	925,500	Year End Roll	12/18/2019
2019	101	FV	382,600	0	6,332.	433,100	815,700	815,700	Year End Roll	1/3/2019
2018	101	FV	386,100	0	6,332.	323,300	709,400	709,400	Year End Roll	12/20/2017
2017	101	FV	386,100	0	6,332.	292,800	678,900	678,900	Year End Roll	1/3/2017
2016	101	FV	386,100	0	6,332.	280,600	666,700	666,700	Year End	1/4/2016
2015	101	FV	371,000	0	6,332.	237,900	608,900	608,900	Year End Roll	12/11/2014
2014	101	FV	325,700	0	6,332.	225,700	551,400	551,400	Year End Roll	12/16/2013
2013	101	FV	325,700	0	6,332.	214,700	540,400	540,400		12/13/2012

PRINT

Date	Time
12/10/20	23:44:05

LAST REV

Date	Time
06/30/20	10:13:04

jorourke

USER DEFINED

Prior Id # 1:	76759
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9231

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALVEY JAMES M	58421-222		2/3/2012		640,000	No	No		
SEARS BARBARA L	56189-187		12/30/2010	Change>Sale	305,000	No	No		
SEARS JAMES	36149-419		8/16/2002	Family	1	No	No		
	18167-510		5/1/1987		178,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2019	1774	Solar Pa	30,657	C				
2/4/2015	125	Insulate	2,727					Air sealing and in
2/22/2011	90	Addition	98,000	C				ADD FULL 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	Meas/Inspect	CC	Chris C
7/25/2012	External Ins	BR	B Rossignol
6/25/2012	MLS	BR	B Rossignol
5/17/2011	Info Fm Prmt	BR	B Rossignol
4/13/2009	Measured	372	PATRIOT
3/27/2000	Inspected	264	PATRIOT
2/14/2000	Measured	264	PATRIOT
9/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6332		Sq. Ft.	Site		0	70.	0.96	5									426,973						427,000	

Total AC/HA:	0.14536	Total SF/SM:	6332	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	426,973	Spl Credit		Total:	427,000

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

COMMENTS

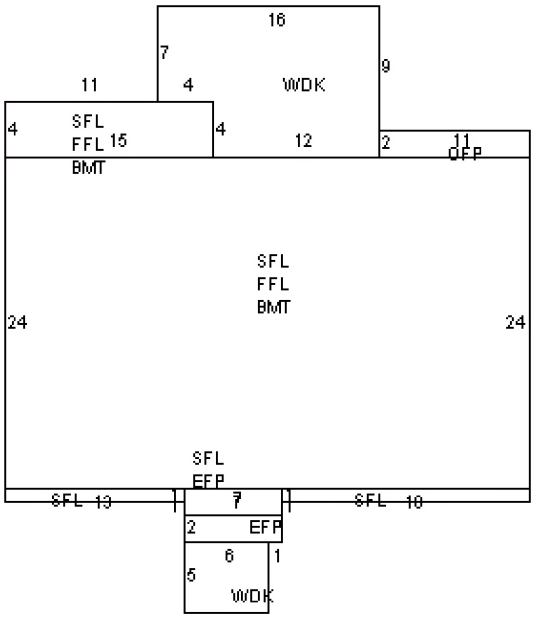
CRAWL SPACE/ SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17790341
Const Adj.:	0.99989998
Adj $ / SQ:	147.223
Other Features:	108352
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522509
Depreciation:	24035
Depreciated Total:	498473

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	161.95
Special Features:	0	Val/Su Net:	155.73
Final Total:	498500	Val/Su SzAd	250.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,017	147.220	149,726
BMT	Basement	972	70.670	68,688
FFL	First Floor	972	147.220	143,101
WDK	Deck	190	11.260	2,140
EFP	Enclos Porch	28	72.590	2,033
OFP	Open Porch	22	44.000	968

Net Sketched Area:	3,201			Total:	366,656
Size Ad	1989	Gross Are	3201	FinArea	2572

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

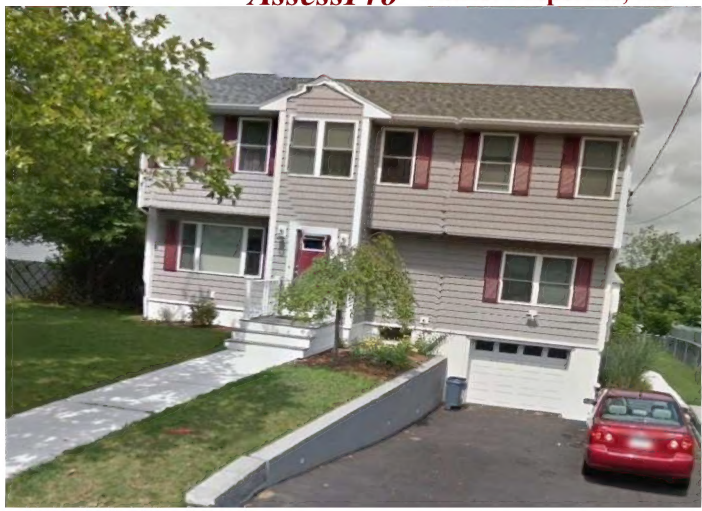
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

118.0-0007-0005.0

IMAGE

AssessPro Patriot Properties, Inc